130 FLATS AND APTS. WANTED

WANTED, GROUND-FLOOR 2-bedroom suite with large living room. Have own stove and refrigerator. Prefer Oak Bay or Upper Fairfield districts. EV 3-9116.

TWO-BEDROOM UNFURNISHED ground floor suite, automatic heat, Jubilee area, near $70. Phone EV 2-1779 between 6 and 7 p.m.

SMALL, MAIN FLOOR, HILLSIDE and Quadra. EV 2-1430.

132 HOUSES TO RENT FURNISHED

Ferndale Road, Gordon Head—3-bedrm bung. Oil heat. Elec stove and fridge. 2-car garage. Marvellous view of straits. Delightfully furnished. April 6 for 6 months. Adults only. $150 per mo.

Cadboro Bay Rd.—3-bedrm house. Elec stove and fridge. Oil heat. Children accepted. April 1. $195 per mo.

Judah St.—2-bedrm bung. Elec kitchen. Oil heat. April 1 for 3 months. $100 per mo.

Sidney Waterfront—Bung with large living room, 1 bedrm, oil range. Available April 24 for 6 months. $100 per mo.

Fairfield—3-bedrm bung. Elec kitchen. Oil heat. Available May 1 to Sept. 1. $125 per mo.

Pemberton Holmes Ltd., 1002 Government St. Phone EV 3-6939.

ST. PATRICK STREET — Smart-looking two-bedrm bungalow, fully furnished, living room, dining room, kitchen, oil stove and fridge. Auto oil heat. $110 per mo. Avail. April 30. No children.

KING GEORGE TERRACE—Fully-furnished home, living room with fireplace, kitchen, bathroom, two bedrooms. Auto oil heat, elec range and fridge. No children. Available from April 1 for six or 18 months. $125 per mo.

Contact Rental Dept.
KER & STEPHENSON, LIMITED
EV 5-3411

CARNARVON ST., NEAR PARK. 5 rooms, fully furnished bungalow, auto oil heat, hot water, elec range and fridge. No children. References. Tenants to keep house, lawn clean and tidy. Available April 15 for 6 months. $85 per month. EV 2-3685.

NICE SEASIDE HOME. RENT free to French married couple for care elderly man. No children. No smoking. Pays board. EV 4-4935.

OR UNFURNISHED 3-ROOM COTTAGE, Langford, pensioners. Phone EV 4-5500.

MODERN COTTAGES, WINTER rates. Trailer space. GR 8-1823.

OAK BAY — RENT MAY 1 TO July 1, $85 a month. EV 3-0865.

133 HOUSES TO RENT UNFURNISHED

CHILDREN OK

Side-by-side duplex, Jubilee area. 2 bedrooms; elec range and frig; garage. $85.

Side-by-side duplex, Fairfield. 2 bedrooms, oil heat, wired for range; drive-in garage. $85.

QUADRA-TOLMIE—4-room duplex. Oil range. Vacant. $60.

LEWIS ST., JAMES BAY—1-bedroom duplex; gas range, heated; $65.

4942 OLD WEST ROAD—2-bedroom house, oil heat; wired for range. $67.50.

OAK BAY—Beautiful view. Large 3-room suite, gas range, heat inc. $85. Also smaller 3-rm suite, $70.

ADULTS ONLY

4-ROOM UPPER DUPLEX — Near Stadacona Park, 2 bedrooms, heat and range inc. $75.

BROWN BROS. AGENCIES LTD
300 Catherine St.—$65
EV 5-4574

Craigflower Road—2-bedrm bung. Oil range and oil heat. Vacant. Children welcome. $85 per mo.

Niagara St.—3-bedrm house. Vacant. $65 per mo.

Prior St. Close to Hillside. 2-bedrm bung. Wired for elec range. Oil heat. Available April 1. $90 per mo.

Cook St. — Facing Park, 2-bedrm side-by-side duplex. Available April 1. $100 per mo.

Estevan Ave.—Oak Bay. 2 bedrm house. Oil stove and oil heat.

Pemberton Holmes Ltd., 1002 Government St. Phone EV 3-6939.

AVAILABLE MAY 1: 887 COWPER Ave., near Portage Inlet. Warm newly decorated stucco bungalow, 2 bedrooms, living room, fireplace, kitchen, dinette, 3-piece bath, large utility room, double laundry tubs, automatic floor furnace and oil cooking range, garage, 2 buses at corner. Rent $80. GR 9-2758 for appointment to view.

DUPLEX FOR RENT, BOTH units available April 1. 504 and 506 Frances Street, each having two bedrooms, bath, living room, kitchen and dinette and oil range. Full basement, hot-air furnace, coal and wood, and drive-in garage. Rents $85 per month. Call GR 7-6552, Mr. Anderson, or Montreal Trust Company, 1111 Government Street. EV 2-5135.

6 rooms on Pembroke St. near Jubilee Hospital. Available immediately. $85 per month.

6 rooms at 3155 Earl Grey St. — oil heat, 2 bathrooms (2-room suite sub-let at $40 a month). Total rent $80 a month. Available immediately.

THE CANADA PERMANENT TRUST COMPANY
714 Fort Street EV 4-9375

588 BURNSIDE AVE. EAST, 5-room modern stucco house. Large living room with fireplace, electric range, hot-water heating, and full basement. Beautiful lawn. Ideal location. Immediate possession. Phone for inspection, EV 4-3015.

583 Dupplin Rd.

DUTCH-STYLE HOME. HANDY location, ideal condition. 1 bedrm, living room with fireplace, electric range, Venetian blinds. Garage. Nice garden. Suitable for working or retired people. $80 a month. April 1. EV 2-5240.

IMMEDIATE POSSESSION. 3 BEDroom—oil heat bungalow. Full basement, drive-in garage. 6 months old. By Gorge Vale Golf Club. $100 per month. Western Homes Ltd., 611 Yates Street. EV 2-2157.

LUXURY COUNTRY HOME WITHin easy reach of town. Available May 1 for one year. Four bedrooms. Two bathrooms. $175 per month. Heisterman & Co., 1121 Blanshard St. EV 3-4161, eves. EV 3-3997.

UPPER DUPLEX AVAILABLE IMmediately. No children, 1 bedroom, kitchen, living room, bath. Separate entrance. Electric stove. $45 per month. Frank A. Martin Agencies Ltd., 1114 Blanshard St. EV 5-8704 or eves. EV 3-3005.

WALKING DISTANCE. COSY 2-bedroom bungalow. No steps. Small, neat garden, garage. Suit middle-aged working couple. Ph. GR 7-3659.

SPACIOUS, MODERN 5-RM MAIN floor. Bsmt. garage. Range, drapes, garden care, auto heat supplied. $95. EV 3-8626 after 3 p.m.: Vacant now.

CADBORO BAY — COMPACT 1-bedrm cottage, hot-water heating. Close to everything. Rent $70. Swinertons. EV 3-7181.

HOUSE FOR RENT. UPSTAIRS and downstairs. $105 a month with option to buy. Phone EV 2-1464.

3-BEDROOM HOUSE, AERIAL, Jubilee district, close to conveniences. Children welcome. Available immediately. $80. EV 2-9322.

2 BEDROOMS, PARTLY FURnished, 6-mile circle. Apply E. E. Heath, 625 Yates St.

3-BEDROOM NEW DUPLEX, Esquimalt, $95 per month. Phone EV 3-9674. Byron Price Realty.

3-BEDROOM HOME, FULL BASEMENT. 1508 Gladstone. Children welcome. GR 4-1966.

SPACIOUS 8-ROOM HOUSE 2 self-contained suites, garage, close in. EV 3-4970.

LANGFORD SIDE DUPLEX ONE bedroom. All conveniences. Pleasant locality. $52.50. GR 8-2877.

APRIL 1, FAIRFIELD DE LUXE 3-bedroom duplex. $110 month. Phone EV 5-2446.

FIVE-ROOM HOUSE FOR RENT in exchange for board for 3 months. EV 3-7551.

HOUSE AT BRENTWOOD SUITable for couple. Rent $85. Phone GR 4-1014.

3-BEDROOM HOME, OIL RANGE, available soon. EV 4-4823.

LOWER DUPLEX, 4 ROOMS, children welcome, 1735 Kings Rd.

134 HOUSES WANTED TO RENT

BUSINESS MAN AND FAMILY wish to rent small bungalow, duplex, in Oak Bay, Fairfield or along seafront. Two bedrooms and garage required. Willing to pay $85-$95 rental. Need immediately. Phone Mr. Warne, H.B.C., Dept. 721, or Windsor Motel after 6 p.m.

RETIRED COUPLE REQUIRE small bungalow, side-by-side duplex or suite in good home with view, large living room, dinette, 2 bedrooms, basement, garage, automatic oil, open fireplace, Fairfield or Oak Bay district. May 1. GR 8-3958.

WANTED, BY OLDER PEOPLE, May 1, unfurnished 3-bedroom house, few steps as possible, automatic oil heat, in Hillside district preferred. Must be clean and will be kept same. Phone EV 2-5706.

WANTED TO RENT FOR 6 months to a year, furnished modern bungalow, no children, excellent references. Victoria Press, Box 2082.

2-BEDROOM HOUSE, PARTLY furnished, Langford area, with chicken coop and some acreage. Phone GR 4-1859 anytime.

3-BEDROOM HOUSE, OAK BAY, Cadboro Bay or Mt. Tolmie. Careful tenants. GR 7-1807.

LANDLORDS, WE SEND YOU TENants free. Rentals Unltd. EV 2-3544.

137 HALLS, STORES, OFFICES, TO RENT

FOR RENT

Warehouses, store premises, office space, etc. Northwestern Securities of Victoria Ltd. EV 5-6741.

OFFICE SPACE FOR RENT DOWNdown. Fort and Broad. Phone office hours, EV 4-5015.

OFFICE FOR RENT — GROUND floor, 600 square feet, of modern heated office space in downtown building, janitor service included, lease to suit tenant, $125 per month.

Contact Rental Dept.
KER & STEPHENSON, LIMITED
EV 5-3411

FOR DOWNTOWN BUSINESS LOcations, wholesale or retail, stores or offices, at reasonable rentals, apply J. R. L. Burridge—VE 3-5174, F. N. Cabeldu Ltd., eves. EV 7-6643.

140 PERSONAL LOANS

NEED CASH?
Get $25 to $3000
FOR YOUR SPRING NEEDS
Phone EV 5-6774
2018 DOUGLAS ST.
Seaboard Finance
CO. OF CANADA LTD.

141 MORTGAGE LOANS

NEED CASH?
Get $25 to $3,000
FOR YOUR SPRING NEEDS
PHONE EV 5-6774
2018 DOUGLAS ST.
SEABOARD
FINANCE CO.
OF CANADA LTD.

OWNER TRANSFERRED

1 acre level and fenced. Rosa oak area. 3 BR ranch style home. Terms. $17,300

1 acre level and fenced. Sidney. 2 BR house, chicken house, fruits, garden. Terms. $7,000

Please call George Dickason, Eves. EV 3-6594.
King Realty, EV 2-2131

IF YOU HAVE A MORTGAGE OR AGREEMENT ON WHICH YOU ARE COLLECTING MONTHLY PAYMENTS BUT WOULD LIKE TO SELL YOUR EQUITY FOR IMMEDIATE CASH PHONE OR MAIL FULL PARTICULARS TO:

Eric Charman
COMMONWEALTH MORTGAGE CORPORATION LTD.
620 View Street, Victoria, B.C.
Telephone EV 5-5117

MONEY TO LOAN

We have the following amounts available for first mortgage:

$1,000	$1,500	$2,500	$3,000
$3,500	$4,000	$4,250	$4,500
	$5,000	$10,000	

Current Rates of Interest
No Delays — Quick Decisions
BROWN BROS. AGENCIES LIMITED
1125 Blanshard St. EV 5-8771

MORTGAGE MONEY AVAILABLE. Funds on hand and immediately available for mortgage loans, quick decisions—repayment to suit. Current rate of interest. Consult our mortgage department.
P. R. BROWN & SONS, LTD.
1112 Broad Street, Phone EV 5-3435

DON'T SACRIFICE YOUR SECond mortgage. Use as collateral for short-term builders loans. Financing for subdivisions available. Complete spec house financing. Associated Building Credits, 405 Gorge Road. Telephone EV 2-5148.

I USUALLY CAN GET YOU THE best deal in town for your 2nd mortgage. Try Douglas Hawkes, EV 4-1128, 817A Fort; res. phone EV 5-2589. Funds available for 1st mortgages, including $2,500 to $10,000 progressive building loans.

WE SPECIALIZE IN DISCOUNTING of cash existing mortgages and agreements. Turn yours into needed cash now. EV 5-3742. JOHN BLAIR LTD., 211 Central Building.

PRIVATE MORTGAGE FUNDS available immediately, large or small amounts. A. Bernard & Co., Ltd., 629 Fort Street. EV 4-9335.

PRIVATE AND COMPANY FUNDS for mortgages. Current rates. Quick action. F. N. Cabeldu Ltd. EV 3-7174.

WANTED: A $5,000 LOAN TO IMprove property. First mortgage will be 8% interest. GR 8-3933 or GR 8-1017.

142 WANTED TO BORROW

$1000 BONUS

First agreement pays $60 per mo. 7% int. Face value $5,300. Cash required $4,300. To buy call MR. SPARKS today at

NORTHWESTERN
Securities of Victoria Ltd.
631 Yates EV 5-6741

145 BUSINESS OPPORTUNITIES

CORNER GROCERY
& Family Living Quarters

Good business location, doing good volume and can be doubled by operating full time. Ill health is forcing sale. Good clean stock and fixtures. Large lot all landscaped. Here's a good living—plus. Total price, store and fixtures $18,000. Stock at invoice.

Call J. Mann EV 5-3857 for details or office EV 5-8704.

DUPLEX
BRAND NEW

This is a must see on your list. Spacious 2-bedrm suites (Oil-O-Matic hot water heating). Many features including colored fixtures in bathrooms and automatic washer in basement. Situated close in near bus, schools and shopping. Your down payment may do with property trade considered as part of the down payment.
Full price $22,900
Call T. Mullen, GR 7-3642, or office, EV 5-8704.

FRANK A. MARTIN AGENCIES LTD.
1114 Blanshard Street

WANTED—ANY TYPE BUSINESS Properties. David R. McAdams Commercial and Investment Real Estate, 1205 Broad St., Victoria. Phone EV 5-3236.

THERE OUGHTA BE A LAW

145 BUSINESS OPPORTUNITIES

REST HOME
10 Acres

The owner has requested us to offer for sale this fully-licenced 18-bed rest home. The potential of earnings and service is almost unlimited.

There are 20 rooms
This was a very well-known family mansion.
Conforms to all regulations for licence.
Six complete or partial bathrooms
Beautifully airy rooms and wards
Oil hot water heat
Plumbing, wiring and heating first class.
Three partially-finished cottages.
Trees and shrubs on 10 acres. Southern slope.
Almost $10,000 in furniture and furnishings.
Nearly new institutional electric kitchen and laundry.
Sea view from main windows.

Truly an opportunity here at an asking price (terms) $47,500

Could not be replaced for $75,000. Revenue can be increased. Ideal for institutional operation or associates.

Exclusive Agents
George Randall Ltd.
1309 Douglas St. EV 4-8109
Mr. Randall, Eves., EV 2-5447

"SEASHORE"
"RESORT"
"STORE-MOTEL"
"COFFEE BAR"

Owner must sell due to other out-of-town commitments. If you are looking for a seafront property of approx. 6 acres with a tremendously high future potential look no further! Motel units, store and coffee bar, 3-bedroom living quarters. One of the very few commercially zoned beach properties between Victoria and Sidney, adjacent to municipal park, also boat launching ramp at front door—again one of the few. In my opinion this is unequalled on Southern Vancouver Island. Just off Pat Bay Highway where as everyone knows prices will skyrocket when all the new ferry services go into effect. Buy now at half the price it will be later!! Large Agreement for Sale available at $100 per month. Prefer cash to mortgage but offers on down payment considered. Will possibly take house as part payment. Try us!
Full price $27,500
only
View by appointment. Phone Roy Smith, weekends, eves., and holidays. GR 7-3549, office EV 2-2157. Western Homes Ltd.

VANCOUVER ISLAND
TOURIST RESORT

8 4-Star cabins and de luxe 6-rm. stucco bungalow for owner. 4½ acres of choice property with approx. 650 ft. sea frontage, including foreshore rights, 200 ft. floats, 140 ft. pier, 12 rental boats, marine gas and Evinrude franchise, small boathouse, marine ways, tractor, pickup truck, power mowers, etc. Everything in top condition and fully equipped. Operated by owner for 10 years and first time offered. An outstanding opportunity at $72,500
S. W. Anderson, EV 4-9350, Res. EV 2-8917.
FINANCIAL SURVEY LIMITED

MARINA
BOAT RENTALS
COWICHAN BAY

Main bldg with choice 6-room living quarters. Automatic oil heat. Marine hardware shop, paint shop, 2 float houses 40x70 ft., 4 floats 8x190 ft. Good water supply. Good lease. Situated near government wharf.

21 Power Fishing Boats all in first class condition for those anxious to sell.

Please phone R. E. Hills, EV 3-4345, res. EV 3-6918.
P. R. BROWN & SONS LTD.
1112 Broad Street, Victoria.

10 SUITES
EXCLUSIVE AREA
CLOSE IN

This self-contained, self-operating apartment is in beautiful condition throughout and shows a better-than-average return on your investment. Tenant changes are few and operating costs are low. Over $8,000 yearly is your net return and the owner will consider reasonable down payment or property in trade if priced right. Full statement available at office.
Full price $70,000
Call Mr. James, Western Homes Ltd., EV 2-2157 anytime.

HARDWARE STORE

IMMEDIATE POSSESSION

FIRST-CLASS DISTRICT.
ALL GOOD, CLEAN STOCK.
LOW OVERHEAD. GOOD LEASE.

Don't fail to see this.
Full price $9500
Call Walter Amos, EV 4-6606
ALFRED CARMICHAEL CO. LTD.
1239 Broad Street EV 4-7341

HARDWARE

Going concern. Situated in good area with no opposition. Gross turnover $23,000 annually.
Asking only $9500

Price includes all stock.
Len LeDoux, EV 5-9765.

FAIRFIELD REALTY.

WANTED

Silent or active partner interested in building a modern all-electric sawmill in Victoria. Must have at least $20,000. Give full particulars. Chance of a lifetime in a rising market. Victoria Press, Box 148.

MAJOR OIL COMPANY HAS SERVice station for lease, some capital required. Victoria Press, Box 2034.

145 BUSINESS OPPORTUNITIES

EXCLUSIVE
BUY IT

Fully equipped grocery with 3 bedrms. Living quarters for owner. A further 2-bedrm ste rented, plus space for a small ste, and a 2-car garage. All for the price of $18,500. With a reasonable down payment.

Or

LEASE with purchase of equipment and stock for $100 per mo. the store and owner's 3-bedrm suite.

Call J. C. Jeffery at EV 4-0531, or EV 5-8917.

SIDE-BY-SIDE DUPLEX
LOW DOWN PAYMENT.

White siding, duplex, 2-bedroom suites, plus full high basement with drive-in garages. One mile from city centre. Each suite rents at $85 per month. Good terms available.
PRICE $13,950
C. Carpenter, EV 4-0531; eves. GR 7-1828.

Hagar & Swayne Ltd., 614 Yates St.

4 APARTMENTS
CLOSE IN
DOUBLE UP INCOME

Yes, you can double up on your interest by investing now. Present rentals which are very steady show eleven per cent. Three one-bedrm and one two-bedrm, oil hot water heat, full basement and carport.
Full price $20,000
Terms can be arranged.

Phone EV 2-7276, ask for Mr. Forrest.
Town & Country Homes Ltd.
831 Pandora

EXCELLENT 4-SUITE
APT.

This attractive waterfront apt. you must see. Each tenant pays own heat and light. Each suite features 3 rooms and bath, and partly furnished. Full bsmt. Outstanding value. Nets $2,435. Close in, on transportation and near shopping.
Price only $16,500
$4,000 down.
P. G. Williams, EV 4-9305
res. EV 4-9656
FINANCIAL SURVEY LTD.

BONA FIDE
CASH BUSINESS

Unusual opportunity to obtain well-established business. City location, close in, good lease, low rent. Ideal operation, hrs 9 to 6 p.m. Health reason for selling. Full information, terms, price, etc., principals, by appointment only. Call MR. HOUSTON.
EV 5-3435; res. EV 5-6476
EXCLUSIVE

P. R. BROWN & SONS LIMITED
1112 Broad Street, Victoria, B.C.

3 SUITES
A THINKING
MAN'S PROPERTY

If you are thinking of the future and money, stop. In 10 years you could have an income of approx. $2,000 plus building paid for. This is on an investment of between $4,000 and $5,000. Do you have a clear title home? Don't sit on a profit without knowing it. Call now for full information. C. Mallett, Western Homes Ltd., EV 2-2157 anytime.

OAK BAY
7 SUITES

Premium location. Spacious de luxe 2-bedroom owner's suite available. Will gross over $8,000. Approx. half cash to handle. Full price $70,000.

EXCLUSIVE LISTING:
D. E. Wilkinson,
EV 4-8124; res. GR 5-2610

PEMBERTON, HOLMES LTD.
1002 Government Street

3 GOOD VALUES

1. Grocery and confectionery, turnover $110,000 to $120,000 per year. Steady community trade. Rent on lease, $13,500, plus stock at inv. with terms.
2. Grocery and confectionery, turnover $4,200 per month. Steady trade. Low rent, on lease: $4,000, plus stock at inv. with terms.
3. Grocery and confectionery, turnover $2,800 per month. Can be increased. Easy rent, on lease, $1,500 plus stock at inv.

Phone me for more information. Stan Hyland, EV 4-9305, residence EV 3-3520. Financial Survey Limited.

NEW NHA
S S DUPLEX
ULTRA MODERN

Looking for the best? Stop, see this. Just 3 months old; full basement, roughed in rumpus rooms, double carports, etc., etc., etc. For full particulars on this beautiful building call now.
Full price (terms) $25,260
C. Mallett, Western Homes Ltd., EV 2-2157 anytime.

CAFE & COFFEE SHOP

Clean, well equipped and always busy. 18 stools, 5 booths. Close 5 p.m. Just right for you and your wife to operate. Full price $5500
With terms
Stan Hyland, EV 4-9305, Res. EV 3-3520.
Financial Survey Limited

ATOM LUMBER
COMPANY LTD.

Apply 210 Esquimalt Rd. See P. S. Sangha. Agents welcome. EV 2-2249.

VISITOR OR RESIDENT

Enjoy life in Victoria, be INDEPENDENT, due to illness, this profitable general store offered for sale. Owner's living quarters, 4 immaculate rms and bath. Grossing nearly $53,000 yr. guaranteed stock of $5,000; equipment valued $5,500; PLUS two 2-rm suites with extra revenue of $1,100 yr. Terms, and reduced in price to $21,000.
Mr. Holland of Swinerton's
EV 3-7181 Res., EV 4-7659

145 BUSINESS OPPORTUNITIES

REVENUE

7 SUITES—ROCKLAND	$39,000
18 SUITES—CITY	$55,000
7 SUITES, NEW—CITY	$53,000
8 & STORE—FAIRFIELD	$38,500
ROOMING HOUSE	$18,000
7 RENTALS	$16,500

And several other good investments.

Full particulars.
Jack Brown, EV 4-4976;
Jack Middleton, GR 9-4327.

PEMBERTON, HOLMES LTD.
1002 Government St. EV 4-8124

LUMBER AND
HARDWARE
COUNTRY STORE

A GROWING BUSINESS IN A GROWING COMMUNITY. WILL PROVIDE EXCELLENT LIVING. FULL PARTICULARS AVAILABLE ONLY ON PERSONAL APPLICATION TO:

Larry Wagner, EV 5-3411 — J. H. Ford
Ker & Stephenson Limited

SIX-SUITE
APARTMENT

WALKING DISTANCE
SHOWS GOOD RETURNS
ANXIOUS TO SELL

ONLY $35,000

Please call R. E. Hills, EV 5-3435, res. EV 3-6918.
P. R. BROWN & SONS LTD.
1112 Broad St.

AUTO WRECKING

An excellent money-maker doing a large turnover. Includes all modern equipment, excellent building, large property, tow truck, extensive stock. THIS IS ONE OF THE BEST. INVESTIGATE NOW. Substantial cash needed. Ron de Montigny, EV 5-6741 or EV 5-1431. Northwestern Securities of Victoria Ltd.

APARTMENT
4 SUITES

Close-in location, auto oil HW heating. Minimum of maintenance. 3 1-bedroom and 1 2-bedroom self-contained suites. Revenue $3,180. Clear title. Full price $21,000. E. Bryan EV 2-4255 anytime, res. EV 4-4771. J. H. Whittome & Co. Limited.

Revenue
Property Owners
I Need Listings
2 to 8 Suites
CLIENTS WAITING
C. MALLETT, WESTERN HOMES LTD. EV 2-2157 ANYTIME.

This coffee shop-restaurant will show the greatest profit on dollar invested than any other business on the Island. Excellent equipment, location and net returns. Requires substantial cash payment. No phone information.

Excellent Tobacco, News Business, downtown. $4,500, and stock. For appointment phone EV 3-3723. Res. EV 3-2202. Mr. Jones. Jones & Scott Ltd. 332 Yarrow Bldg.

TUDOR STYLE HOUSE
NEAR QUALICUM BEACH
Eleven rooms
on 10 level acres
400 feet oceanfrontage
creek and pressure well
make excellent tourist lodge
plenty room for cabins
$15,000 will handle
C. B. McALLISTER, AGENT
Qualicum Beach, B.C.

STUCCO TRIPLEX. NETS OVER 12%. $11,500. Terms. No agents. GR 7-3036.

148 LISTINGS CANCELLED

3940 TELEGRAPH BAY ROAD IS off the market.

149 LISTINGS WANTED

BUYING
or
SELLING

Contact "Bill Falkner" anytime at EV 3-6741. Courtesy and service in all business assured. A property properly listed will sell. BILL FALKNER of Northwestern Securities of Victoria Ltd. EV 5-6741.

LIST
WITH
RITHET

706 Fort Street EV 0-4251

BUYING OR SELLING MULTIPLE LISTING reaches more people, gives you a comprehensive survey of the best buys. The resources of 51 member firms are yours to draw on. Ask your realtor. MULTIPLE LISTING BUREAU, 1216 Broad St.

150 HOUSES FOR SALE

BUILDING A NEW
HOME?

Yes, $7.95 sq ft for a modern home on your lot with no extra charges, and we also do alterations for a surprising low cost. For full information call GR 5-8330 anytime.

Also Applicators for
ALUMAGLASS ROOFS
At Less Cost Than
Any Other

4 HOUSES FOR SALE AT PRESent on my own subdivision. We build them and sell them. If we haven't got one to suit you we will build it or sell you a lot. Will be pleased to show them at any time and discuss price and terms. A. H. Phelps, 2585 Millstream Rd. GR 8-2078.

CLOSE IN, 5-ROOM BUNGALOW. Views. Full bsmt. High grounds. Good terms at $8,250. Call Mr. Cox of Swinertons, EV 3-7181; res. EV 3-3184.

150 HOUSES FOR SALE

CAPITAL CITY
REALTY

650 Cormorant St. EV 4-1922

WATERFRONT
GORGEOUS VIEWS

The loveliest 2-acre site on Saanich arm. 250 ft of superb seafront, level rich soil, in fruits, gardens, trees and lawns. Solid wharf, float and boathouse. Never-failing water supply, greenhouse, garage, workshop, chicken house. The dwelling is a 2-bedroom bungalow, modernized, in good condition with auto oil heat, fireplace, wired for range, domestic hot water. A most distinctly beautiful location at the end of a point having seclusion, shelter and unsurpassed views. Early possession.
Price $26,500
Ken Walters, EV 5-7820 evenings

GLANFORD DRIVE
BRAND NEW!!!

Why build when you can see what you are getting? Glorious new 3-bedrm bungalow, 1,260 sq ft of cosy living, lge L-shaped living and dining rooms, elec cab kit, FH basement, auto oil heating, drive-in garage. A lovely corner home in high location with view. Generous terms.
Full price $13,950
Dirk Okker, EV 5-9846 evenings

PARKLANDS DR.
$1500 DOWN

Don't let this one pass. Just think—1-year-old, 2-bedroom stucco bungalow on beautifully-landscaped grounds with lawns and view of mountains. Lge L-shaped living and dining rooms, mahogany panelled; utility, Esso oil heating unit; modern and attractive. Cupboards and closets galore, separate workshop. A gorgeous home for only $1,500 down.
Full price $10,250
Dirk Okker, EV 5-9846 evenings

HEISTERMAN

EMPTY APRIL 15

The owners are moving and this home will be available quickly. Nice living room, dining room, electric kitchen, 2 bedrooms up. Full high basement, has finished rumpus room and drive-in garage. Could have a suite as area zoned for duplex.
Full price $10,600
Mr. Gaddes, EV 3-4161,
Eves. EV 5-7619

FAIRFIELD
REVENUE

Triplex, each with separate bath and entrances. Oil hot water heating, in very good condition, close to bus, stores, etc. Reasonable down payment will be considered, priced to sell quickly
at $13,750
Mr. Hamilton EV 3-4161
Eves. GR 7-1555

GORDON HEAD
MUST SELL

Close to the sea, this modern 3-bedroom home with full high basement, rumpus room with fireplace is on large fenced lot. Reasonable down payment will be considered $15,250
Mr. Hamilton EV 3-4161
Eves. GR 7-1555

HEISTERMAN & COMPANY
(Established 1864)
1121 Blanshard Street. EV 3-4161

A. BERNARD
& CO. LTD.
629 Fort Street EV 4-9335

OAK BAY
LINCOLN ROAD

Attractive stucco home choicely located close beach, shopping and transportation. Living room with FP, DR, kit, 2 bedrms and bathrm. Additional 2 bedrms upstairs. Full bsmt, new package oil heating unit, drive-in garage. Compact lot with variety of fruit trees. Price with good terms $13,900
EXCLUSIVE LISTING.

FAIRFIELD

Choice location, 3 years old, 3-bedrm home in immaculate condition throughout. Oak floors in all rooms. Large, L-shaped LR, 4-pc bathrm. Full high bsmt with Oil-O-Matic heat, laundry trays, extra FP for rumpus room and roughed-in plumbing.
Price $15,750
5% mortgage of $8,160, payable $81.60 per mo.
Call Mr. Humphries, EV 6-1649.

$2000 CASH
3 BEDROOMS
5 YEAR STUCCO
HOT
$10,760

Mrs. Bacon, Northwestern Securities of Victoria Ltd. EV 5-6741 or EV 4-0237.

NHA

$1,000 down will buy you a brand new 2 or 3-bedroom home with or without basement. 2 miles from city centre and on sewer. No extras to pay. Enquires welcomed. Mr. Howard Blake, EV 2-2157; res. EV 2-6719.
WESTERN HOMES LTD.

$11,800. ATTRACTIVE, SPARKLING white bungalow, on a quiet street in north Oak Bay. Ideal for retired couple, with practically no steps yet with basement and oil furnace. Garage and workshop combined. Easy garden. Low down payment and balance arranged to suit purchaser. Phone me anytime at EV 4-9827. S. Hargrave, Realtor.

150 HOUSES FOR SALE

WESTERN
HOMES LTD.
611 YATES STREET
VALUE

Yes, there is real value in this contemporary split-level rancher. Situated in Greenridge Cres. with lovely view. 2½ yrs old with 6 spacious rooms on the main level PLUS A 3-ROOM FAMILY SUITE WITH SEPARATE PLUMBING AND PRIVATE ENTRANCE ON THE LOWER LEVEL. Lot is 80x149, completely landscaped. Large cement patio, trees, shrubs, fish pools, etc. Taxes $229. Large 5% NHA mortgage. Truly value packed.
Price $18,990
For appointment please call Roy McGillivray, EV 2-2157; eves. GR 9-1804.

"DUPLEX PLUS"
"ESQUIMALT"
"RED HOT"

Owner leaving for prairies and will give almost immediate possession of this legal duplex consisting of two 4½-room suites with bathrooms plus another 2½-room suite with bathroom. However the small suite is non-conforming as this home is only zoned for duplexing—but it would be ideal for members of the family who possibly would like to live together yet would like to have a certain amount of privacy. The price is low because the owner wants cash to the mortgage and it does need some decorating in the upstairs rooms. The two main suites are in good condition. 2 electric stoves are included. Each suite consists of living room, kitchen and large dining space, 2 good bedrooms and bathroom, separate meters, separate entrances. Never a vacancy. Both suites are always rented at $60 and $65 per month. New wiring and switch boxes, new automatic electric hot water tank. Hot air piped furnace, laundry trays, lot 60'x117' all fenced, good soil. Low taxes, estimated taxes for 1959 approx. $130 which allows for new street improvements. South of Esquimalt Road very near to the ocean, partial water view. This is a family for anybody who is handy with a paint brush.
Price $9700
Roy Smith, GR 7-3549, office EV 2-2157.

NHA
AS LOW AS
$1000 DOWN
NO EXTRAS
HIGH LAKE HILL
DRIVE BY CAMROSE AND MAPLEWOOD—LOOK FOR OUR SIGN. ALL LOTS ON SEWER, PARKLIKE SETTING . . . 3 HOMES UNDER CONSTRUCTION. 2 MILES FROM CITY CENTRE, ONLY 13 LOTS LEFT. FOR ADDITIONAL INFORMATION PLEASE CALL HOWARD BLAKE, EV 2-2157; RESIDENCE EV 2-6719.

DRIVE BY
1554 DESPARD

This beautiful 8-room home consists of approx. 2,500 sq. ft. Lot size 212x100. Clear title. MAIN FLOOR: Thru hall, 10x13, LR 15x20, DR 14x13, Den 9x14, No. 1 oak floors, an elaborate American stainless steel white enamel kitchen 13x51, Arcadia sliding door into DR balcony, rec. or game room 23x15 and powder room. 2ND FLOOR: 3 bedrooms with 3-pce bath off of master bedrm, also extra 4-pce bath. GROUNDS: Fish pools, natural rock garden, underground sprinkler system, concrete patio, one of the most spectacular views in Victoria.
Full price $32,200
With terms. Please do not disturb owners. Seen by appointment only.
Howard Blake, EV 2-2157, Res. EV 2-6719.

HENDERSON ROAD
OAK BAY
RANCHER

This delightful home in an exclusive location combines gracious living with economical buying. It has 6 beautiful rooms plus finished rumpus room. All rooms are spacious and well planned with oak floors throughout. High-grade tilted kitchen with layout for all appliances, plus nook. The basement contains one of the best oil heating units. The whole floor is completely tiled. Mahogany panelled rumpus room with fireplace. Grounds are landscaped with many shrubs. Cement patio in rear. This home is practically new and has all the charm, convenience and simple dignity of the familiar ranch style, in a restful setting on an exclusive street only one block from the new Uplands Elementary School. Shown by appointment only. M.L. No. 7107.

FULL PRICE
$21,750

With $7,500 down, balance easy. Phone George Clark, EV 2-2157, Res. EV 2-3453.

DRIVE BY
860 ROYAL OAK
AVENUE
QUALITY HOME
PANORAMIC VIEW

This tri-level rancher is the ultimate in design and construction, 2 years old. The upper level has 6 large rooms with a view from every window, also large sundeck complete with awning. Lower level comprises large finished rumpus (IDEAL ACCOMMODATION FOR HOUSEKEEPER), 2-pce bath, large finished playroom with full view windows. The lot is large, 120x220. Taxes $232. SEE THIS HOME WITH ITS MANY OUTSTANDING FEATURES. IT IS TRULY REAL VALUE. MORTGAGE OF $11,500 AT 5½% IS AVAILABLE. FULL PRICE $23,500
For appointment please call Roy McGillivray, EV 2-2157 or GR 9-1804

VALUE

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Price $18,990
For appointment please call Roy McGillivray, EV 2-2157; Eves., GR 9-1804

BRAND NEW

OVER 1,400 SQUARE FEET OF BEAUTIFULLY FINISHED THREE-BEDROOM HOME

Close in. (There isn't a small, useless room in the house). Spacious living room and dining room with fireplace, convenient, well-planned cabinet electric kitchen, lovely 4-piece colored bathroom. Oil-O-Matic heat, full high basement, rumpus space, extra toilet, vast drive-in garage. Asking only (on terms) $15,900
To view, please call Wally Wood at EV 5-6741, anytime. Northwestern Securities of Victoria Ltd.

BUS AND STORE ALMOST AT your door if you buy this new compact 2-bedroom home. Insulation is above standard throughout and has electric heating. Garden has many varities of flowers, etc. Priced at $9,850 with terms. To view at 3464 Calumet contact owner, N. Liberto at EV 3-7314.

$2,000 WILL HANDLE

Owner transferred. Lovely clean stucco bungalow, Oil-O